

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM  
GROUP 4

Property ID: R49110

**Property Information**

property address: 1009 S TEXAS AVE  
legal description: WINTER BLOCK I, LOT 3.4  
owner name/address: GUEDEA, NICK  
4909 PARK ROW PL  
BRYAN, TX 77802-5907  
full business name: VACANT  
land use category: \_\_\_\_\_ type of business: \_\_\_\_\_  
current zoning: C3 occupancy status: VACANT  
lot area (square feet): 15800 frontage along Texas Avenue (feet): 100  
lot depth (feet): 157 sq. footage of building: \_\_\_\_\_  
property conforms to:  min. lot area standards  min. lot depth standards  min. lot width standards

**Improvements**

# of buildings: 0 building height (feet): 0 # of stories: 0  
type of buildings (specify): \_\_\_\_\_  
building/site condition: \_\_\_\_\_  
buildings conform to minimum building setbacks:  yes  no (if no, specify) \_\_\_\_\_  
approximate construction date: \_\_\_\_\_ accessible to the public:  yes  no  
possible historic resource:  yes  no sidewalks along Texas Avenue:  yes  no  
other improvements:  yes  no (specify) \_\_\_\_\_  
(pipe fences, decks, carports, swimming pools, etc.)

**Freestanding Signs**

yes  no  dilapidated  abandoned  in-use  
# of signs: \_\_\_\_\_ type/material of sign: \_\_\_\_\_  
overall condition (specify): \_\_\_\_\_  
removal of any dilapidated signs suggested?  yes  no (specify) \_\_\_\_\_

**Off-street Parking**

improved:  yes  no parking spaces striped:  yes  no # of available off-street spaces: \_\_\_\_\_  
lot type:  asphalt  concrete  other \_\_\_\_\_  
space sizes: \_\_\_\_\_ sufficient off-street parking for existing land use:  yes  no  
overall condition: \_\_\_\_\_  
end islands or bay dividers:  yes  no landscaped islands:  yes  no

**Curb Cuts on Texas Avenue**

how many: 1 curb types:  standard curbs  curb ramps curb cut closure(s) suggested?  yes  no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements:  yes  no meet opposite separation requirements:  yes  no

**Landscaping**

yes  no (if none is present) is there room for landscaping on the property?  yes  no

comments: \_\_\_\_\_  
\_\_\_\_\_

**Outside Storage**

yes  no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present:  yes  no are dumpsters enclosed:  yes  no

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?

yes  no (circle one) residential use residential zoning district

is the property developable when required buffers are observed?  yes  no

if not developable to current standards, what could help make this a developable property?

\_\_\_\_\_  
\_\_\_\_\_

accessible to alley:  yes  no

**Other Comments:**

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